

Brian J. Howe

JP-CSA (RE/MAX)



**REAL
ESTATE**



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



232 HIGH STREET, VIOLET TOWN, VIC

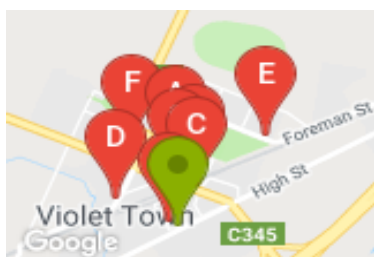
3 1 -

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$290,000 to \$310,000**

MEDIAN SALE PRICE



VIOLET TOWN, VIC, 3669

Suburb Median Sale Price (House)

\$280,000

01 July 2018 to 30 June 2019

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



4 HYACINTH ST, VIOLET TOWN, VIC 3669

3 2 -

Sale Price

\$310,000

Sale Date: 05/07/2019

Distance from Property: 510m



3 RAILWAY ST, VIOLET TOWN, VIC 3669

3 1 2

Sale Price

\$275,000

Sale Date: 14/05/2019

Distance from Property: 388m



19 COWSLIP ST, VIOLET TOWN, VIC 3669

3 2 4

Sale Price

\$275,000

Sale Date: 07/05/2019

Distance from Property: 310m



This report has been compiled on 01/08/2019 by Brian J Howe Real Estate. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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19 LILY ST, VIOLET TOWN, VIC 3669

3 1 1

Sale Price
\$285,000

Sale Date: 06/04/2019

Distance from Property: 451m



79 HURT ST, VIOLET TOWN, VIC 3669

4 1 4

Sale Price
\$300,000

Sale Date: 03/12/2018

Distance from Property: 875m



45 TULIP ST, VIOLET TOWN, VIC 3669

4 1 2

Sale Price
\$320,000

Sale Date: 03/12/2018

Distance from Property: 660m



23 COWSLIP ST, VIOLET TOWN, VIC 3669

2 1 -

Sale Price
\$290,000

Sale Date: 23/01/2019

Distance from Property: 342m



3 PINK ST, VIOLET TOWN, VIC 3669

2 1 -

Sale Price
\$240,000

Sale Date: 21/08/2018

Distance from Property: 65m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

232 HIGH STREET, VIOLET TOWN, VIC 3669

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$290,000 to \$310,000

Median sale price

Median price

\$280,000

House

Unit

Suburb

VIOLET TOWN

Period

01 July 2018 to 30 June 2019

Source

pricfinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

4 HYACINTH ST, VIOLET TOWN, VIC 3669	\$310,000	05/07/2019
3 RAILWAY ST, VIOLET TOWN, VIC 3669	\$275,000	14/05/2019
19 COWSLIP ST, VIOLET TOWN, VIC 3669	\$275,000	07/05/2019

19 LILY ST, VIOLET TOWN, VIC 3669	\$285,000	06/04/2019
79 HURT ST, VIOLET TOWN, VIC 3669	\$300,000	03/12/2018
45 TULIP ST, VIOLET TOWN, VIC 3669	\$320,000	03/12/2018
23 COWSLIP ST, VIOLET TOWN, VIC 3669	\$290,000	23/01/2019
3 PINK ST, VIOLET TOWN, VIC 3669	\$240,000	21/08/2018